

A-B - S17°53'10"W - 94.58

B-C - N54°30'W - 0.18

4910.10

4970.81

A-C - S17°59'20"E - 94.52

$$\frac{218.97}{218.79} \\ 0.18$$

A-B S35°30'W - 319

B-C N01°02'E - 334.87

D C-A S67°15'30"E - 194.31

30227

5075.11

4820.80

0.694 Ac

$$\frac{265.63}{69.24} \\ 334.87$$

A-B N01°02'E - 52.05

B-C S54°30'E - 218.97

C-A N67°15'30"W - 194.31

4698

0.108 Ac.

A-B - N17°59'20"E - 94.52

N32°42'E - 79.13

S54°30'E - 100

S29°55'30"E - 166.34

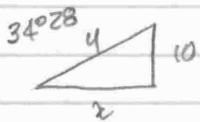
S35°30'W - 100

N67°15'30"W - 194.31

N01°02'E - 52.05

401.93

0.923 Ac.



$$\tan = \frac{10}{x}$$

$$x = \frac{10}{\tan} = 14.57$$

$$\sin = \frac{10}{4}$$

$$4 = \frac{10}{\sin} = 17.67$$

N01°02'E - 79.24

S67°15'30"E - 194.31

S35°30'W - 100

N54°30'W - 132.65

N88°58'W - 14.57

13840

0.318 Ac.

N01°02'E - 255.63

S88°58'E - 14.57

S54°30'E - 132.65

S35°30'W - 219

16387

0.376 Ac.

	A0-A1 - N01°02'E - 500	5499.92	5009.02
	A1-① L153°51' - 110.39		
		5598.12	5059.45
	A1-② L135°35'30" - 107.70		
		5575.49	5085.76
	A1-③ L138°07'30" - 157.28		
		5615.12	5116.10
D	②-③ N37°26'11"E - 49.91		
	2-2A S52°33'50"E - 24.0		
	2A-2B N37°26'10"E - 2.00	5562.49	5106.03
	A1-X1 N01°02'E - 79.24	5579.15	5010.45
D	X1-① N68°50'10"E - 52.54		
D	X1-2B S80°06'44"E - 97.02		

48.65

21.58

Tedeschi, Andre M. MLM 178/101

see Sanitary Dist. easement

10' wide easement adjacent to all roads

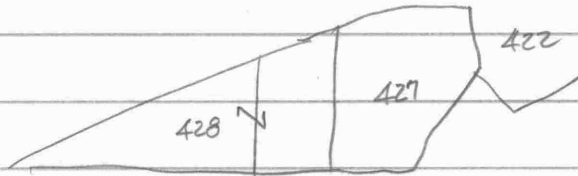
MAP 358

427 Andre M. & Lynda S. Tedeschi

145/156 0.824 ac.

428 James M. ~~Fischer~~ Fisher

178/101



422 - Louis Getz, Sr. EHP 34/93

Wm. F. McDade WHG 65/287

Fischer to Tedeschi

being EHP 53/672 - Blk N, Plat 2

24/155 - 100' section next to Blk. N.

The Kent County Technical Advisory Committee

County Government Center

400 High Street, Chestertown, MD 21620

410-778-7475 FAX 410-810-2932

e-mail: gowings@kentcounty.com or bc Carroll@kentcounty.com

MINUTES

The Kent County Technical Advisory Committee met Thursday, August 19, 1999, at 9:30 a.m., in the County Government Center, 2nd Floor Conference Room with the following members attending: Edward L. Birkmire, Environmental Health Officer; Wayne Morris, Sanitary District Director; Adam Brueggemann, Environmental Planner; and Carla Martin, Community Planner. Heather Adams-Gsell, Soil Conservation Technician called in her comments prior to the meeting.

In addition to TAC comments, applicants are also referred to appropriate regulations and agencies.

APPLICATIONS AND PLATS REVIEWED:

#99-65 Tolchester Estates O & N / A. Tedeschi - Adj of Lot Lines - The applicant wishes to adjust the property lines between three parcels located between Point Lane and Bayview Drive in Tolchester. Parcel 1 is increased to .923 acres, Parcel 2 is reduced to .318 acres and Parcel 3 is reduced to .376 acres. The property is zoned "CAR."

Plat Requirements:

- Show expanded buffer for steep slopes.
- Show the Sanitary District's easement.
- Show the location of the well.

#99-67 Langford Farms - Lot 5 (Wm Bickley) - Bldg Restriction Line Adjustment - The applicant wishes to adjust the building restriction line towards Langford Creek and closer towards Lot 6. The applicant also wishes to move the septic reserve area closer to Pentridge Farm Lane.

Plat Requirements:

- Building envelope is misleading and needs to be clarified. A principal structure can not be closer than 15 feet from the side property line. Accessory structures in the rear yard can be 5 feet from the side property line.
- Show 100 year floodplain.
- Add a vicinity map.
- Add signature blocks for the Chairman of the Planning Commission, Director of Planning, and County Health Officer.
- Add surveyor's signature and seal.
- Distances should be accurate to hundredths of a foot and can not be labeled as + or -.
- Building envelope should be revised to avoid the inclusion of additional woods and land in the 100 year floodplain.

General Comments:

- The new septic reserve area needs to be tested by the Health Department.

#99-70 Dean K. Loughry et ux - Adj of Lot Lines - The applicant wishes to add 2.443 acres to Parcel No. 4 increasing the acreage to 20.388 acres. Parcel No. 3 will be reduced to 4.221 acres. The property is zoned "AZD."

Plat Requirements:

- Show all of Churn Creek on the plat
- Clarify the adjustment by showing the connection between the area being conveyed and the existing parcel

#99-16 DuPont Fish & Game Association - Site Plan Review - The applicants wish to proceed with Phase II of their gun club on their 77.65 acre parcel on Walnut Tree #10 School Road in the First Election District. The property is zoned "AZD."

Plat Requirements:

- Signature blocks for Chairman of the Planning Commission, Director of Planning, and County Health Officer
- Owner's certification

Required Submittals:

- Stormwater management plan (Heather Adams-Gsell called to say that it is under review.)
- Wetlands delineation

General Comments:

- There is a note about removing a lot line near the house. What line is the note referring to? Has this already been done, and if it has why is the note still on the plat?
- There are other notes about adjusted lot lines, original lot lines and conveyances of land. If all of this has been done, then why are the notes still on the plat?
- There are 8 concrete block structures on the sight. If all are used, why are two structures still labeled as "future skeet?"

#99-72 Marshy Hope / Tri Gas & Oil - Site Plan Review - The applicants wish to construct a 40' x 40' office building in the same footprint of the building that burned in 1997. The 2.83 acre parcel is zoned "ICA" and is located on Route 213 west of Galena in the first election district.

Plat Requirements:

- add vicinity map.
- add names of adjoining property owners including liber and folio
- add zoning classification for property and adjacent property
- add names and addresses of owners of record
- show slopes in excess of 15%
- show a tabulation of total acreage, total area in buildings, the number of parking and loading spaces, and number of employees the building is designed for
- show the Critical Area buffer from the blue line stream
- Add signature blocks for the Chairman of the Planning Commission, Director of Planning, and County Health Officer
- Add owners certification and dedication
- Need surveyor's signature
- Show parking spaces - at least 1 per 2 employees in principal shift
- Show well and septic

Required Submittals:

- Landscaping Plan

FISCHER

DESCRIPTION OF BLOCK N, TOLCHESTER ESTATES,
SIXTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe at the intersection of the northwest side of Bay View Drive (80' wide) and the east side of Point Lane (30' wide); and running, thence, by and with the east side of Point Lane N 01 02 E - 265.63' to an iron pipe and Block D of Tolchester Estates; thence, by and with said Block D S 54 30 E - 150.32' to an iron pipe and the northwest side of Bay View Drive; thence, by and with Bay View Drive S 35 30 W - 219.00' to the place of beginning. Containing in all 0.378 acres of land, more or less.

July 8, 1999.

William R. Nuttle.

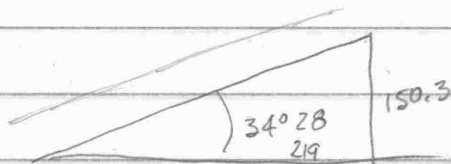
N 319.32

N 03° 17' 20" E 95.73

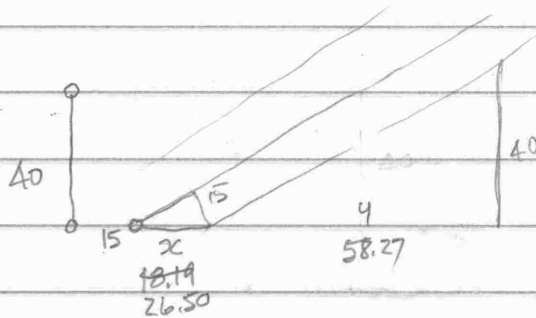
5414.89 5005.49

N 0° 45' 29" E - 414.93

35 30



$$\begin{array}{r} 320 \\ 219 \\ \hline 101 \end{array}$$



$$\frac{15}{2} = x$$

$$\tan x = \frac{40}{4}$$

414.93

319.00

95.93

99.77

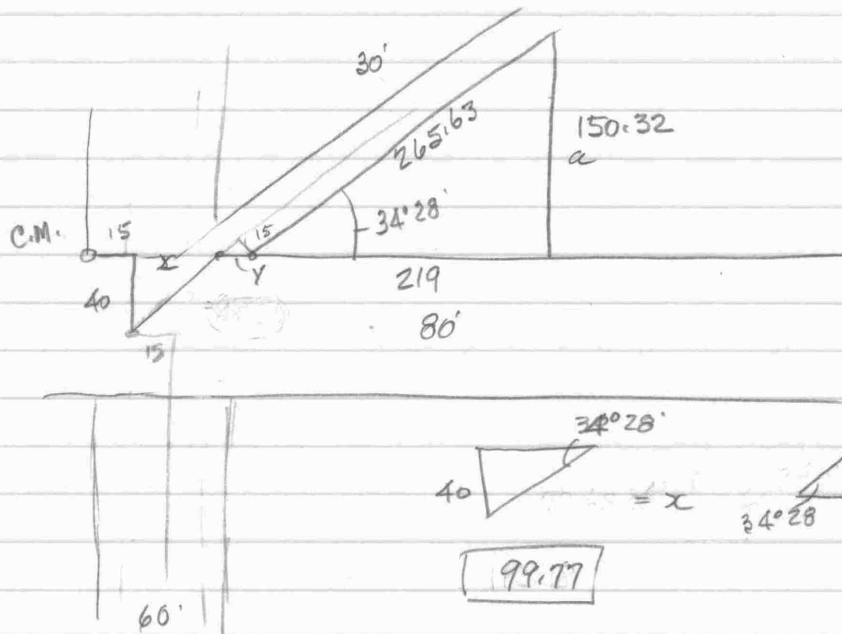
95.93

3.84



$$\sin x = \frac{x}{3.84} = 2.17$$

A1-A2 - N 34° 44' 30" E



$$\tan 34^{\circ}28' = \frac{40}{x}$$

$$x = \frac{40}{\tan}$$

$$= 58.27$$

$$\sin x = \frac{15}{x}$$

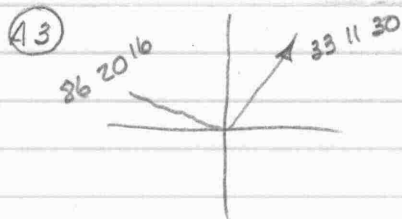
$$x = \frac{15}{\sin}$$

$$= 26.50$$

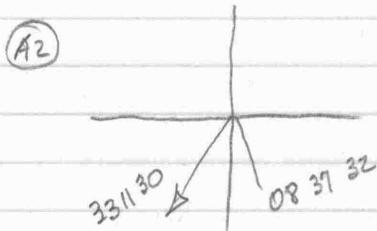
$$\tan x = \frac{a}{219}$$

$$a = 219 \tan x$$

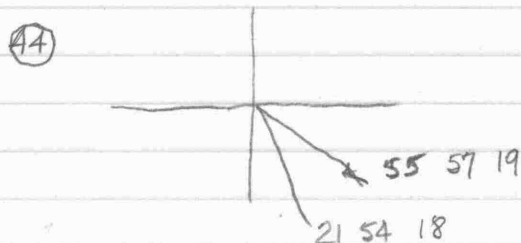
A1-A2	N 34° 44' 30" E - 319.32	5262.39	5181.97
A2-A3	L 01° 33' - 220.64		
	S 33° 11' 30" W	5077.75	5061.18
A2-A4	R 89° 18' 10" - 147.12		
	N 55° 57' 19" W -	5344.75	5060.07
A1-X1	N 35° 30' E - 95.93		
		5078.10	5055.71
X1-X2	N 35° 30' E - 219		
		5256.39	5182.88
X2-X3	N 54° 30' W - 150.32		
		5343.68	5060.50
D	A3-X1	N 86° 20' 16" W - 5.48	
D	A2-X2	S 08° 37' 32" E - 6.07	
D	A4-X3	S 21° 54' 18" E - 1.15	



A3-A2-X1
L 119° 31' 45" - 5.48



A2-A3-X2
L 41° 49' 02" - 6.07



A4-A2-X3
R 34° 03' 01" - 1.15

4
BLOCK M

LOUIS GETZ, SR.

POINT
LANE

RAVINE

OTHER LANDS OF
TOLCHESTER ESTATES

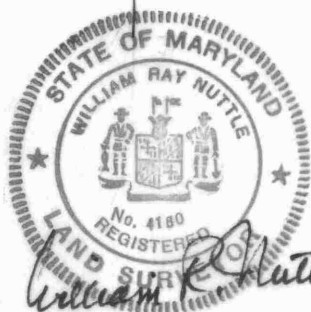
Edge of
tidal
wetlands

0.824 ACRES±

100' buffer

JAS. M. FISCHER, JR.

BAY VIEW DRIVE



PLAT OF A SURVEY OF A
LOT IN BLOCKS O & P
TOLCHESTER ESTATES
6TH DISTRICT, KENT COUNTY, MD.

Scale 1"=40'

Dec. 1990.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

I.P. = iron pipe

Note: This plat is based upon the
descriptions of Fischer and Getz
and data from the recorded plat
of Tolchester Estates. This date
Ravine located Jan. 1997.

4
BLOCK M

LOUIS GETZ, SR.

POINT
LANE

RAVINE

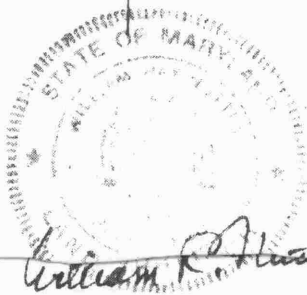
OTHER LANDS OF
TOLCHESTER ESTATES

Edge of
tidal
wetlands

0.824 ACRES±

JAS. M. FISCHER, JR.

BAY VIEW DRIVE



PLAT OF A SURVEY OF A
LOT IN BLOCKS O & P
TOLCHESTER ESTATES
6TH DISTRICT, KENT COUNTY, MD.

Scale 1"=40'

Dec. 1990.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

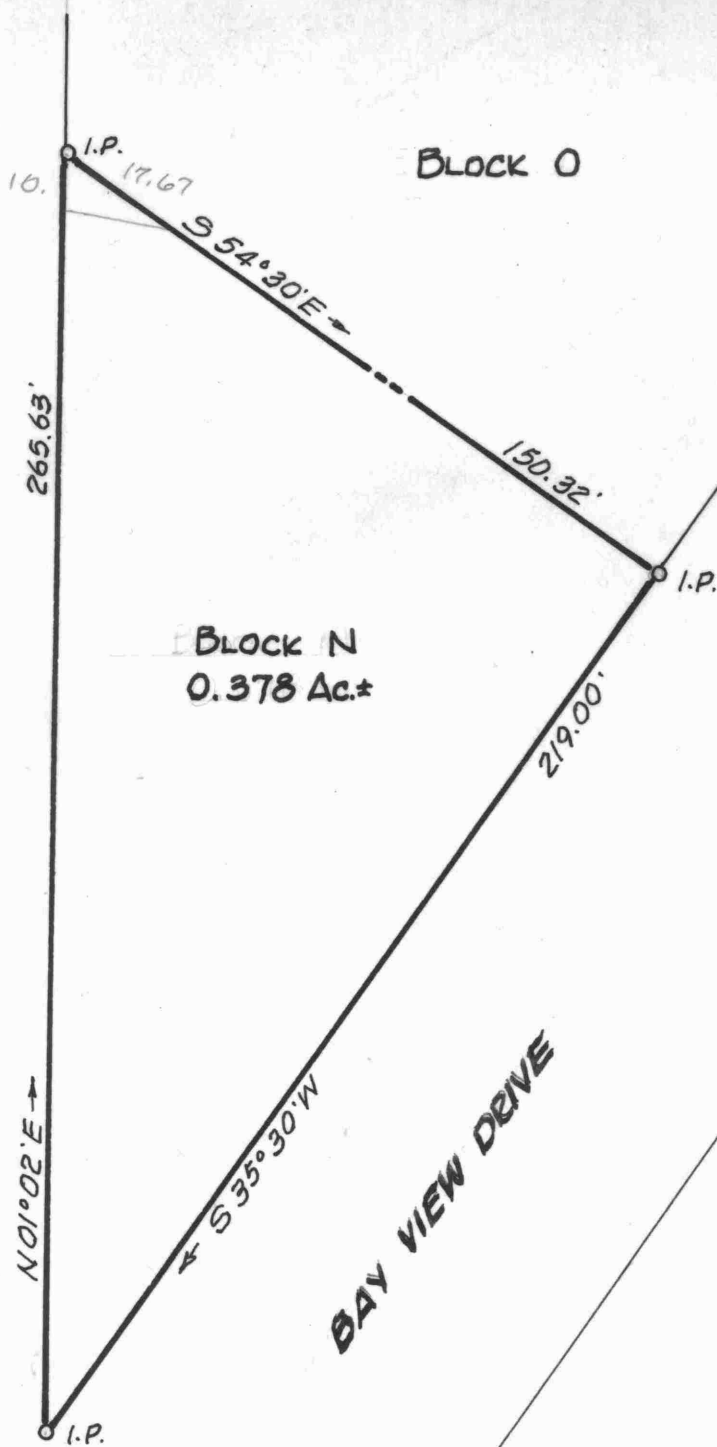
I.P. = iron pipe

Note: This plat is based upon the
descriptions of Fischer and Getz
and data from the recorded plat
of Tolchester Estates.

Ravine located Jan. 1997.



POINT LANE



BLOCK O

BLOCK N
0.378 Ac.±

BAY VIEW DRIVE

CAROLINA AVE.



BLOCK N
TOLCHESTER ESTATES

6TH DISTRICT, KENT COUNTY, MD.

Scale 1"=40'

July 1999.

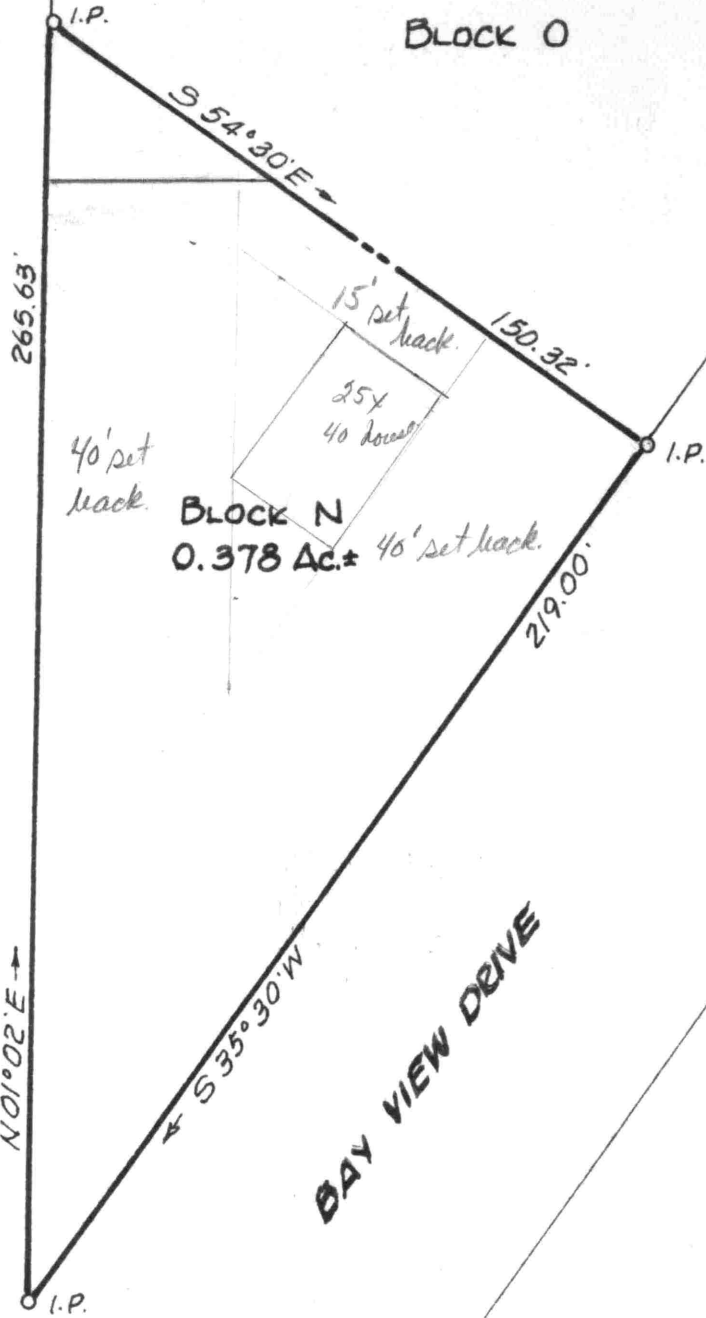
William R. Nuttle, Reg. Surveyor
Chestertown, Md.

i.p. = iron pipe



POINT LANE

BLOCK O



BAY VIEW DRIVE

CAROLINA AVE.

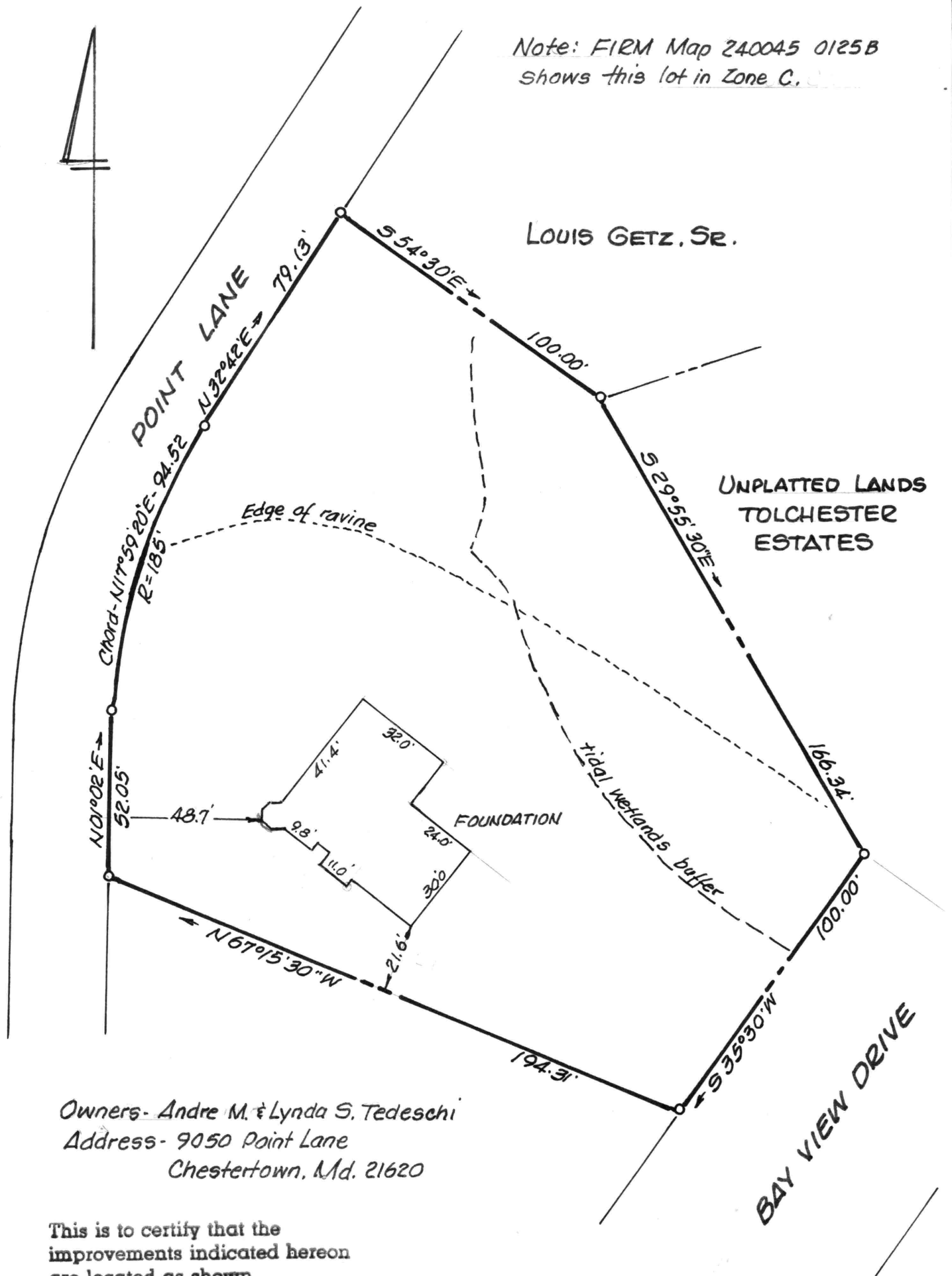


BLOCK N
TOLCHESTER ESTATES
6TH DISTRICT, KENT COUNTY, MD.
Scale 1"=40' July 1999.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

I.P. = iron pipe

Note: FIRM Map 240045 0125B
Shows this lot in Zone C.



Owners - Andre M. & Lynda S. Tedeschi
Address - 9050 Point Lane
Chestertown, Md. 21620

This is to certify that the
improvements indicated hereon
are located as shown.

William R. Nuttle
Oct. 4, 1999.



IMPROVEMENTS LOCATION
REV. PARCEL 1, TEDESCHI LANDS
6TH DISTRICT, KENT COUNTY, MD.

Scale 1"=40'

Oct. 1999.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

Mr. Nuttle

Please locate the
Cottage at 9036 Bayview
on Block O. Please note
property line movement - 59ft.
South on Point Lane using
South corner of Bayview as
P&N point. Also we may
want to add a corner.

Block N to Block O. to
facilitate the driveway
as long as it does not
make N unbuildable as

I noted on the survey.

I will call you, if I can

get you, or maybe you can

call me 302-834-1880 when

you get this and I will know

then about Block N's corner.

I just talked
Bandy - OK.

→ Thanks

Lynda Tedeschi

Send copy to Tedeschi

% Byron Dill

9031 Point Lane

Chest

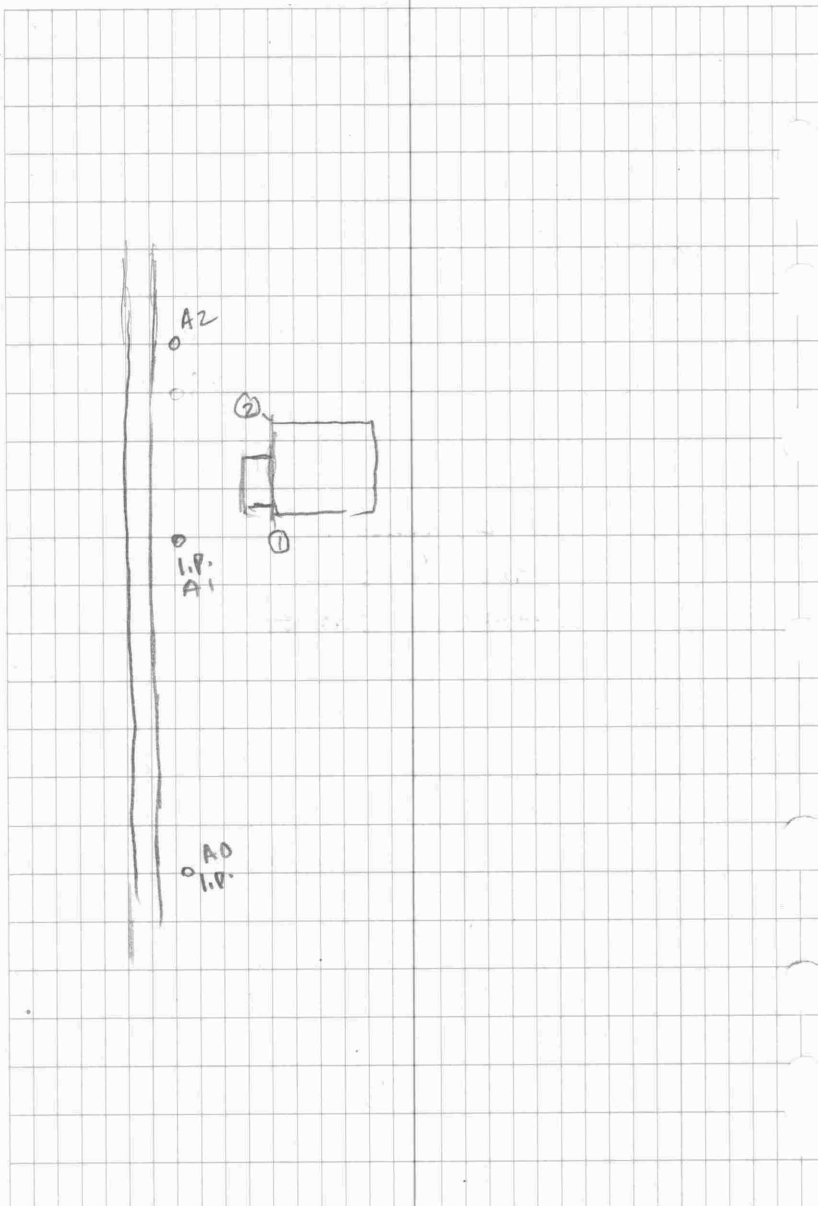
New address

1426 Elk Way

Beav, Del. 19701

Andre Tedeschi
Point Lane
Tolchester Estates

Aug. 4, 1999.



NATIONAL PRINTFAST

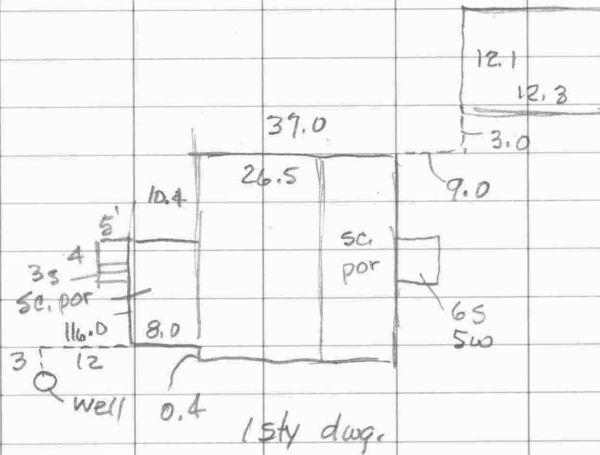
NO. 446

A1	A0	A2	180°	69.24	I.P. & G.P.
		Cor ①	L80°24	75.10	
		②	L97°36	86.30	

Aug. 26, 1999

A1	A0	A1A	0°	10.00	I.P. & G.P.
		A1B	L55°32	17.67	" "
		stake	L135°25	150.3	
		"	L147°45	149.0	

metal bldg.



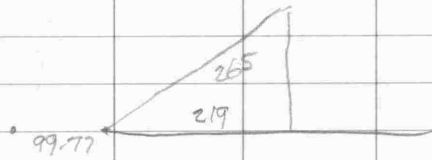
Gerald Coleman

336 River Rd.

410-778-0023

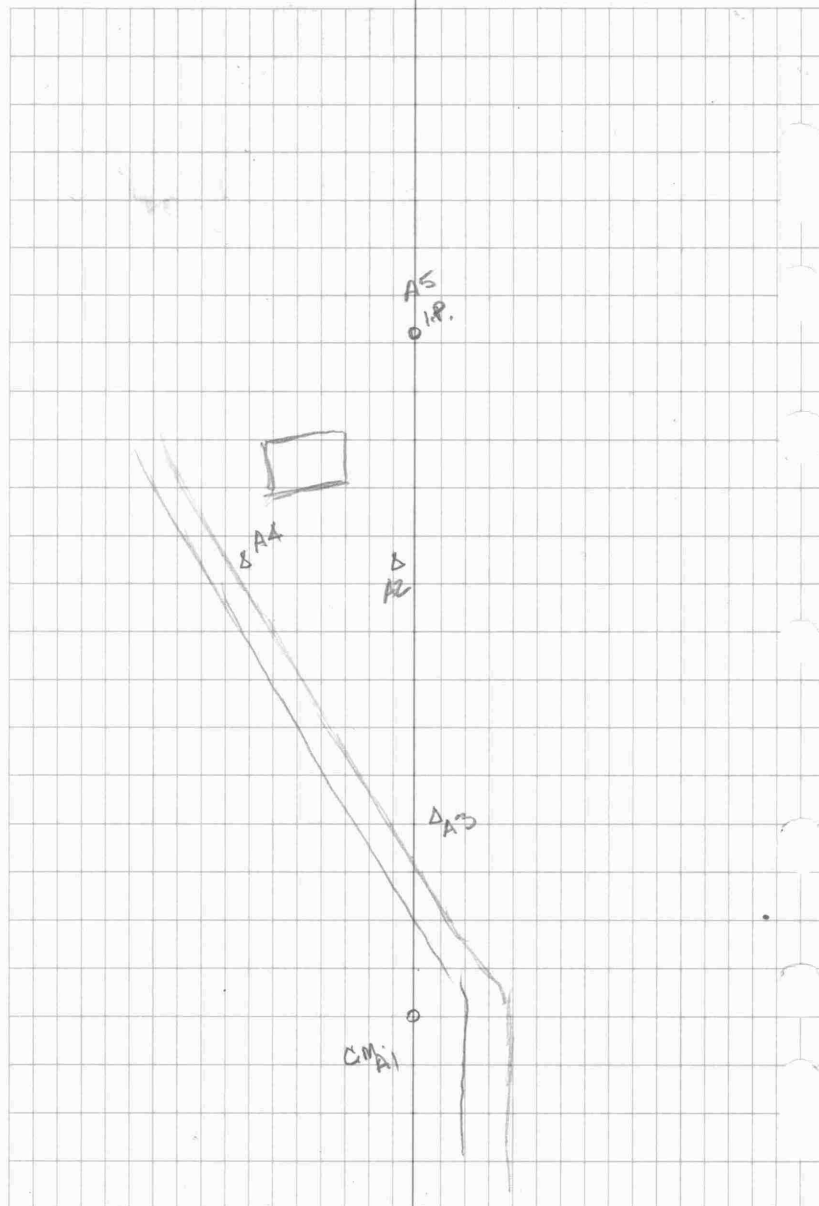
Chest.

9050 Point Lane



James Fischer
Block N
Tolchester Estates

July 7, 1999.



NATIONAL PRINTFAST

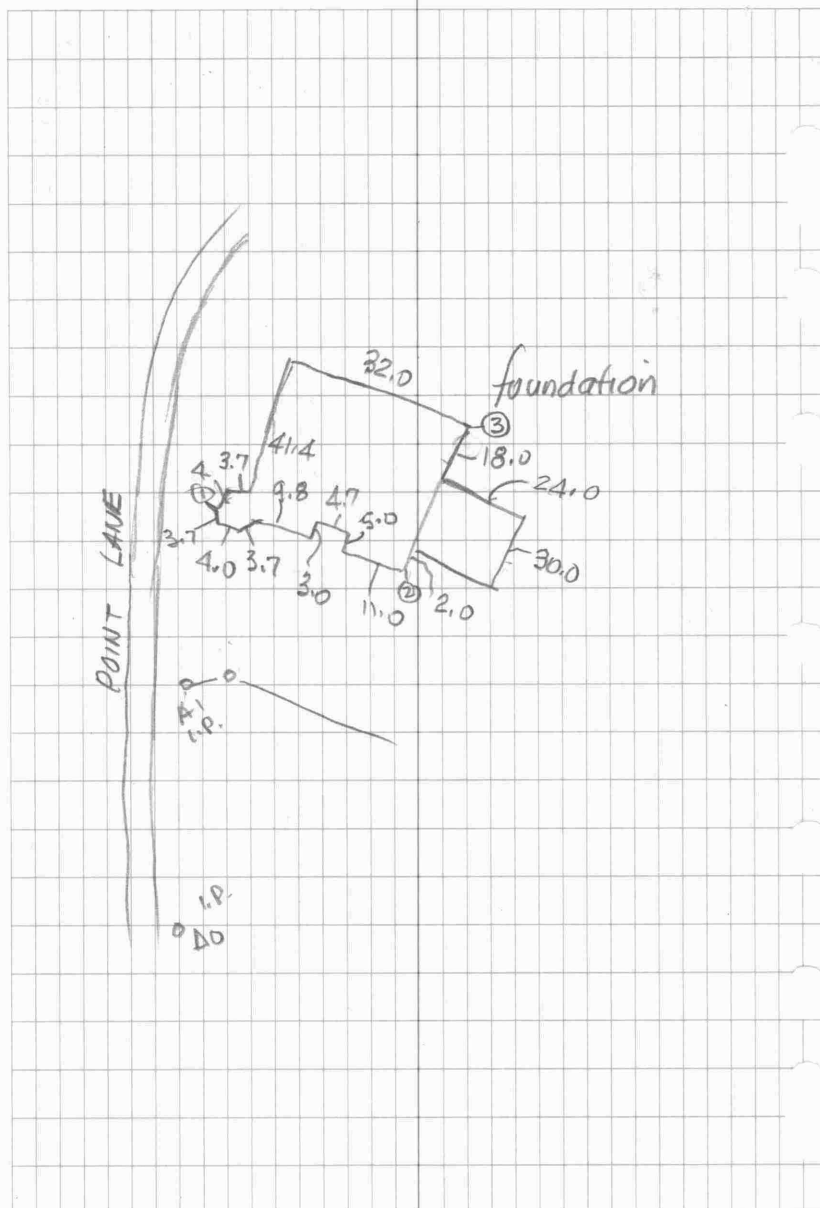
NO. 446

	C.M.				
A2	A1	A1	0°	319.32	
		A3	L01°33'	220.64	
		A4	R89°18'10"	147.12	
		^{ICP} A5	L176°42'45"	95.78	

Coro					
A2	A3	X2	L4°49'02"	6.07	I.P. ± 6.8
A3	A2	X1	L119°31'45"	5.48	" "
A4	A2	X3	R34°03'00"	1.15	" "

Andre Tedeschi
Foundation location

Oct 1, 1999



NATIONAL PRESTRESS

NO. 446

[illegible]

